



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-46-19-2**  
**Sendero Foothills PUD**  
**December 6, 2021**

**Desert View [Village Planning Committee](#) Meeting Date:** December 7, 2021

**[Planning Commission](#) Hearing Date:** January 6, 2022

**Request From:** [S-1](#) (217.86 acres)

**Request To:** [PUD](#) (217.86 acres)

**Proposed Use:** Planned Unit Development to allow a mixture of single-family and multifamily residential

**Location:** Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway

**Owner:** 24th Street and Jomax Road, LLC

**Applicant:** 24th Street and Jomax Road, LLC

**Representative:** William E Lally, Tiffany & Bosco, PA

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>	
<a href="#">General Plan Land Use Map Designation</a>	<p>Current: Residential 2 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, Future Parks/Open Space or 1 dwelling unit per acre, Public Parks/Open Space</p> <p>Proposed (GPA-DSTV-1-19-2): Future Parks/Open Space or 1 dwelling unit per acre, Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre</p>

[Street Map Classification](#)

Street access to the site will be determined prior to the development of the site.

***CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The proposed development creates a residential community consistent in scale, design, and appearance to recent developments in the surrounding area. The companion case, GPA-DSTV-19-2, will preserve the majority of the site as open space and allow for an increase in intensity along the remaining portion of the site. Z-46-19-2, proposes to donate a minimum of 120 acres to the City's Parks and Recreation Department as an addition to the Phoenix Mountain Preserve or a desert park. The preservation of native vegetation and protection of the character of the area is consistent with adjacent residential developments which are in close proximity to various open and park spaces.

***CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.***

The proposal will provide additional housing choices within approximately 0.85 miles of Cave Creek Road. An increase in intensity on a portion of the site will support future transit along Cave Creek Road and connect residents to existing and future employment, housing, and services in the area.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposed General Plan Land Use Map amendment and concurrent rezoning case will allow for a mix of housing types and residential densities at the subject site. These will be compatible in scale, design, and appearance to development in the surrounding area. Furthermore, the diverse housing products will support a broad range of lifestyles for Phoenix residents.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The development proposes five-foot detached sidewalks with a five-foot landscaped area between the back of curb and sidewalk to allow for mature trees. This will help to minimize the urban heat island effect, improve thermal comfort, and encourage pedestrians to walk within the development.

**Applicable Plans, Overlays, and Initiatives**

**North Land Use Plan:** See Background Item No. 4.

**Sonoran Preserve Master Plan:** See Background Item No. 5.

**Tree and Shade Master Plan:** See Background Item No. 14.

**Complete Streets Guiding Principles:** See Background Item No. 15.

**Comprehensive Bicycle Master Plan:** See Background Item No. 16.

**Housing Phoenix:** See Background Item No. 17.

**Zero Waste PHX:** See Background Item No. 18.

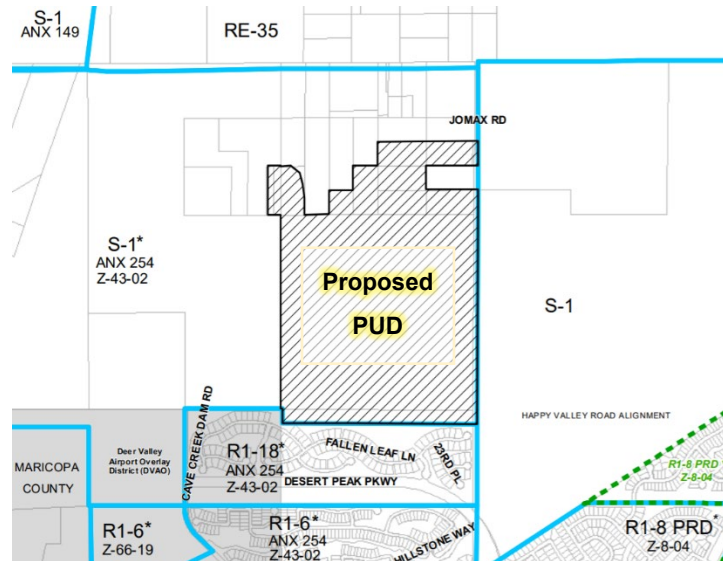
**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	S-1
<b>North</b>	Cave Buttes Recreation Area	S-1
<b>West</b>	Cave Buttes Recreation Area, Cave Buttes Dam	S-1
<b>East</b>	Vacant (State Trust Land)	S-1
<b>South</b>	Single-Family Residential	R1-18

## **Background/Issues/Analysis**

### REQUEST

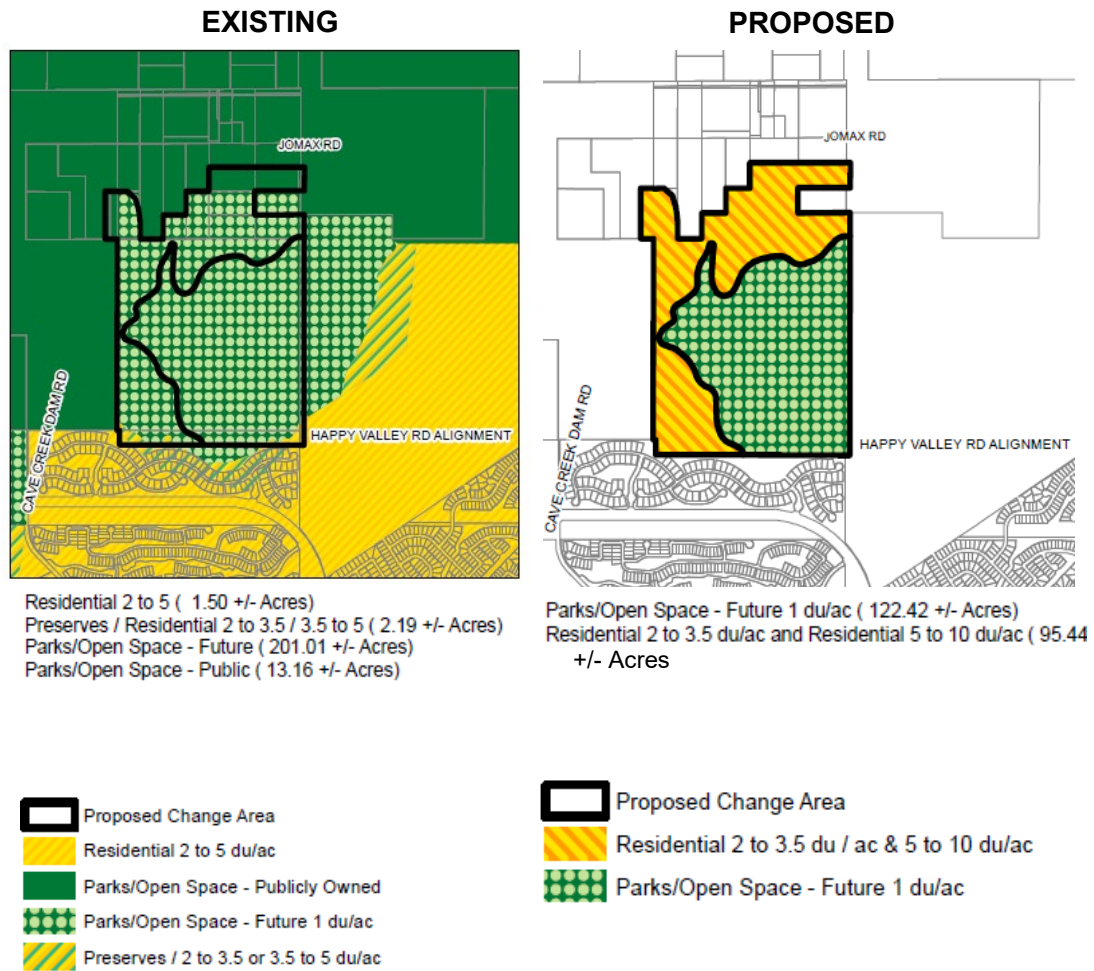
1. This is a request to rezone a 217.86-gross acre site located approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway from S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a mixture of single-family and multifamily residential, not to exceed 250 units.



Zoning Sketch Map, Source: City of Phoenix Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The site has General Plan Land Use Map designations of Residential 2 to 5 dwelling units per acre (1.50 acres), Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre (2.19 acres), Future Parks/Open Space or 1 dwelling unit per acre (201.01 acres), and Public Parks/Open Space (13.16 acres). The proposal is not consistent with these designations and, as the site exceeds 10 acres in size, the applicant has filed a General Plan Amendment, GPA-DSTV-1-19-2, as a companion case to this rezoning request. The GPA request is for Future Parks/Open Space or 1 dwelling unit per acre (122.42 acres) and Residential 2 to 3.5 dwelling units per acre / Residential 5 to 10 dwelling units per acre (95.44 acres).



Existing and Proposed General Land Use Designation Maps, Source: City of Phoenix Planning and Development Department

North of the northern boundary of the subject site, there are General Plan Land Use Map designation of Public Parks/Open Space.

East of the subject site, there are General Plan Land Use Map designations of Public Parks/Open Space, Future Parks/Open Space or 1 dwelling unit per acre, and Residential 2 to 5 dwelling units per acre.

South of the subject site, the General Plan Land Use Map designations are Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, Future Parks/Open Space or 1 dwelling unit per acre, and Residential 2 to 5 dwelling units per acre.

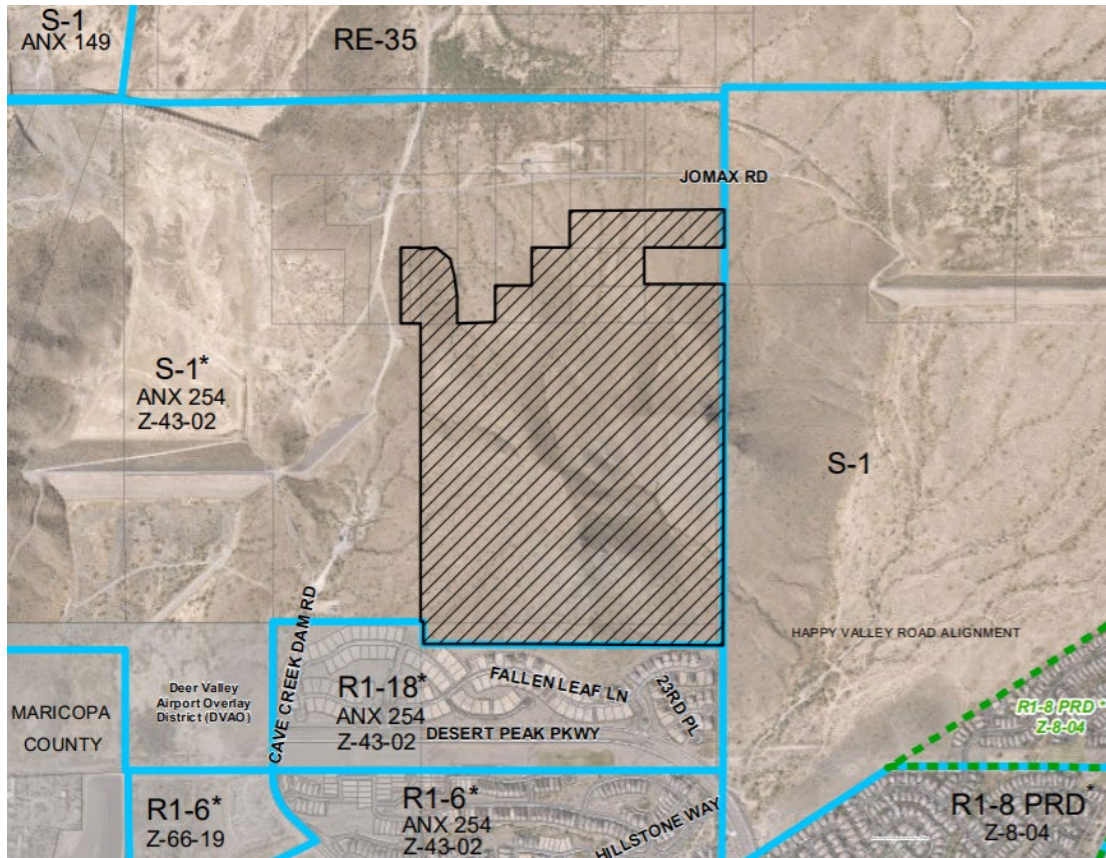


West of the subject is designated as Public Parks/Open Space. A small portion west of the site and part of the Hillstone North subdivision is designated Residential 2 to 5 dwelling units per acre.

This PUD Development Narrative proposes single-family and multifamily uses that vary between 3 and 6 dwelling units per acre. Thus, the proposal is consistent with the requested General Plan Land Use Map designation of Future Parks/Open Space or 1 dwelling unit per acre and Residential 2 to 3.5 dwelling units per acre / Residential 5 to 10 dwelling units per acre.

### EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site is currently vacant, but used for various recreational activities and zoned S-1 (Ranch or Farm Residence). The surrounding zoning and land uses are as follows:



Aerial Sketch Map, Source: City of Phoenix Planning and Development Department

### NORTH

North of the northern boundary of the subject site is the Cave Buttes Recreation Area, a park that is overseen by the Maricopa County Flood Control District.

This area contains a number of dams that control flooding from the Cave Creek wash and adjacent tributaries. This area is zoned S-1.

### **EAST**

East of the subject site is a portion of Cave Buttes Recreation Area and vacant land that is owned by the Arizona State Land Department (AZSLD). This area is zoned S-1.

### **SOUTH**

South of the subject site are single-family residential developments zoned R1-18 and R1-6. The Hillstone North and Hillstone South subdivisions are subject to Rezoning Case No. Z-43-02.

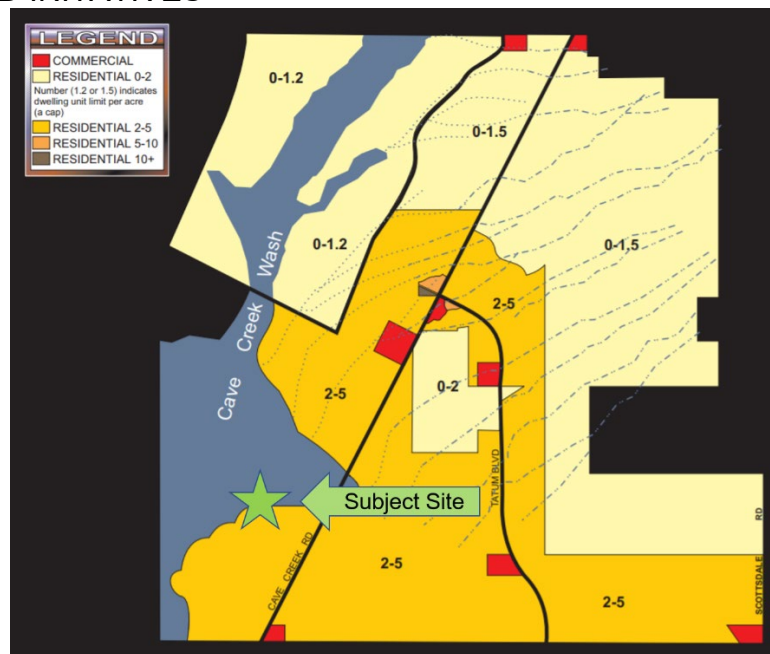
### **WEST**

West of the subject sites is the Cave Buttes Recreation Area. The Cave Buttes Dam, a dry dam to prevent flooding in north Phoenix, is also located west of the subject site. This area is zoned S-1.

## AREA PLANS, OVERLAYS, AND INITIATIVES

### 4. [North Land Use Plan](#)

The project site is located within the boundaries of the North Land Use Plan. The North Land Use Plan was created in 1997 with the purpose of establishing growth patterns while preserving the desert landscape and character of the area. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The North Land Use Plan designates this site as Residential 2 to 5

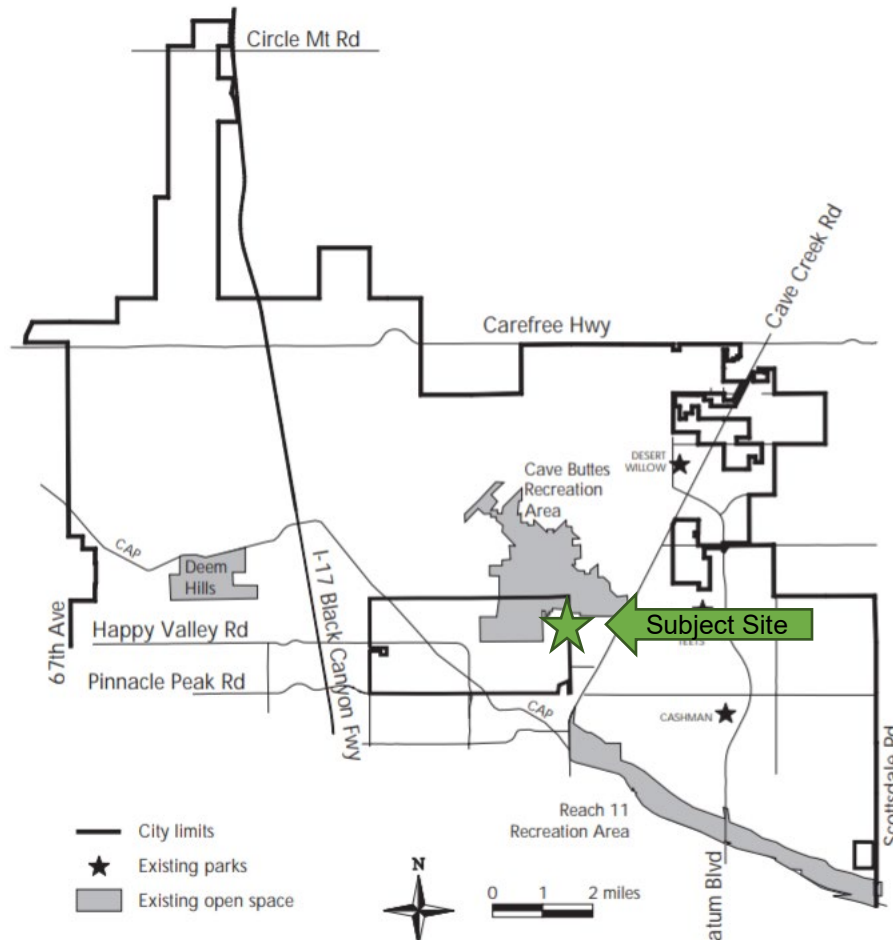


North Land Use Plan Map, Source: City of Phoenix Planning and Development Department

dwelling units per acre. The proposed site will have a maximum of 250 units across the 95-acre developable portion of the site to ensure compatibility with the character of the North Land Use Plan.

The development also supports concepts in the North Land Use Plan by preserving Cave Creek Wash's natural flow and the surrounding desert environment.

5. [Sonoran Preserve Master Plan](#)



North Study Area of the Sonoran Preserve Master Plan, Source: City of Phoenix Planning and Development Department

The subject site is within the North Study Area of the Sonoran Preserve Master Plan. The Sonoran Preserve Master Plan was approved by the City in 1998 with the goal of accommodating growth while preserving the Sonoran Desert. The PUD supports the overall goal of the Sonoran Preserve Master Plan through the donation of approximately 120 acres to the City's Parks and Recreation Department. This donation will provide recreational connectivity to

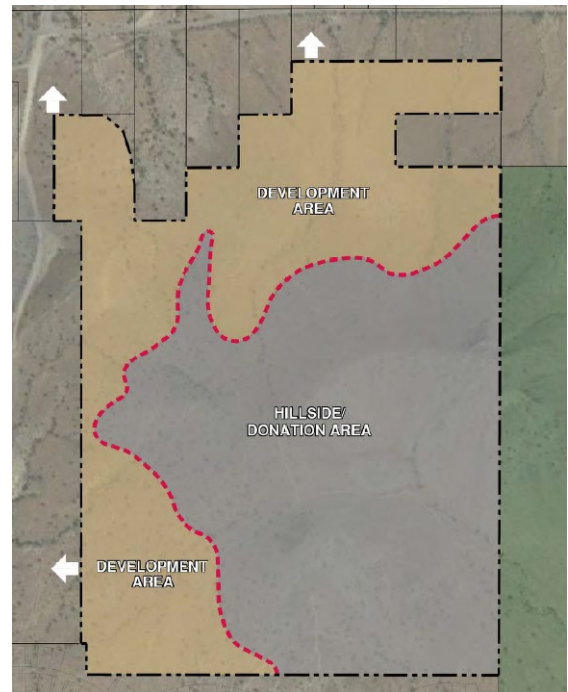


the Cave Buttes Recreation Area and surrounding preserve and park properties. The PUD will also preserve significant wash corridors and natural drainage systems and provide various recreational opportunities.

#### PUD PROPOSAL

6. The proposal was developed utilizing the Planned Unit Development zoning district. The PUD is intended to create a built environment that is superior to what is produced through conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

7. **Land Use Plan:** The PUD proposes two land use concepts for the entire project site. Approximately 95 acres of the site are below the 20 percent hillside slope line and will be developed with a mix of single-family and multifamily residential, not to exceed 250 units. The remaining approximately 120 acres will be donated to the Parks and Recreation Department as an addition to the Phoenix Mountain Preserve or a desert park. Staff is recommending Stipulation No. 2 to ensure a minimum of 120 acres is donated by the landowner. The landowner will also work with the City of Phoenix Parks and Recreation Department regarding access to the donated portion of the site per Stipulation No. 3.



Conceptual Land Use Plan, Source: Hilgart Wilson

The conceptual plans included within the Development Narrative do not depict street connections to the subject site, thus the Street Transportation Department is recommending Stipulation No. 4 for the developer to complete a Traffic Impact Study and Stipulation No. 5 to ensure the development adheres to the dedications and improvements as stipulated in the approved Traffic Impact Statement. The Street Transportation Department also recommended Stipulation No. 6, to ensure that the appropriate right-of-way, access, dedications and infrastructure are provided by the developer. Additionally, the

applicant is working with the Maricopa County Flood Control District on the necessary approvals that will allow access to the site.

8. **Permitted Uses:** The PUD proposes to allow detached and attached single-family residential, multifamily residential, a residential model home complex, sales office, and community garden. Temporary and accessory uses are to comply with their respective sections in the Phoenix Zoning Ordinance.
  
9. **Development Standards:** The PUD sets forth several development standards that only apply to the non-hillside areas of the PUD. All other areas of the PUD will be subject to all Hillside Development Standards of the Zoning Ordinance, which would override any of the PUD standards where conflicts arise.

Below is a summary of the development standards proposed in the PUD development narrative for single-family detached, single-family attached, and multifamily residential development, which can be found on pages 10 through 12 of the PUD Development Narrative.

<b>SINGLE-FAMILY DETACHED DEVELOPMENT STANDARDS</b>	
	<b>PUD STANDARD</b>
Dwelling Unit Density (Maximum)	3.0 dwelling units per acre
Minimum Perimeter Building Setbacks	Public or Private Street (front, rear, or side): 15 feet (in addition to landscape setback); Property line (rear): 15 feet (1 story), 20 feet (2 story); Property line (side): 10 feet (1 story), 15 feet (2 story)
Minimum Building Setback adjacent to future and existing/dedicated preserve areas	50 feet
Interior Building Setbacks (Minimum)	
Front	10 feet
Non-Street Side	5 feet
Street Side	10 feet
Rear	5 feet

Maximum Building Height	2 stories and 30 feet
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<b>SINGLE-FAMILY ATTACHED DEVELOPMENT STANDARDS</b>	
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<b>PUD STANDARD</b>	
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Dwelling Unit Density (Maximum)	3.0 dwelling units per acre
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Minimum Perimeter Building Setbacks	20 feet adjacent to a public or private street (this area to be in common ownership unless lots front on the perimeter street); 15 feet adjacent to the property line
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Minimum Building Setback adjacent to future and existing/dedicated preserve areas	50 feet
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Interior Building Setbacks (Minimum)	
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Front	10 feet
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Non-Street Side	5 feet, 0 feet for attached dwelling units
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Street Side	10 feet
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Rear	5 feet
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Maximum Building Height	2 stories and 30 feet
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<b>MULTIFAMILY DEVELOPMENT STANDARDS</b>	
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<b>PUD STANDARD</b>	
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Dwelling Unit Density (Maximum)	6.0 dwelling units per acre
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Minimum Perimeter Building Setbacks	20 feet adjacent to a public or private street (this area to be in common ownership unless lots front on the perimeter street); 15 feet adjacent to the property line
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Minimum Building Setback adjacent to future and existing/dedicated preserve areas	50 feet
Interior Building Setbacks (Minimum)	
Front	20 feet
Non-Street Side	0 feet for attached dwelling units
Street Side	10 feet
Rear	0 feet
Maximum Building Height	2 stories and 30 feet

The proposed development standards allow for various types of residential development, while providing enhanced perimeter building setbacks to ensure that there are appropriate transitions from the site's developable areas to surrounding parcels.

10. **Landscape Standards:** The PUD outlines landscaping standards that exceed the requirements contained in the Zoning Ordinance. The proposed landscape standards are intended to create a robust vegetative shade cover along the streetscapes and throughout the development. In all developable areas, a 20 foot average, 15-foot minimum landscape setback shall be established adjacent to public and private perimeter streets. A 15-foot average, 10-foot minimum landscape setback will be provided along all other public and private streets. Additionally, all trees within the development will have a minimum caliper size of two inches. Below are a summary of the proposed landscape standards. Perimeter common landscape setbacks are addressed on pages 10 through 12 of the PUD Development Narrative and all other landscape standards can be found on pages 12 through 15 of the PUD Development Narrative.

LANDSCAPE STANDARDS	
	PUD STANDARD
Perimeter common landscape setback	<ul style="list-style-type: none"> <li>• Adjacent to public or private perimeter streets:                             <ul style="list-style-type: none"> <li>○ 20-foot average and 15-foot minimum (does not apply to lots/units fronting onto perimeter streets)</li> </ul> </li> </ul>

Streetscape	<ul style="list-style-type: none"> <li>• A landscaped setback shall be established and maintained along all public or private street frontages:             <ul style="list-style-type: none"> <li>○ 15-foot average and 10-foot minimum</li> </ul> </li> <li>• Planting Quantity:             <ul style="list-style-type: none"> <li>○ One tree for every 20 feet of street frontage</li> <li>○ 5 shrubs shall be planted for each tree</li> </ul> </li> <li>• Planting Size:             <ul style="list-style-type: none"> <li>○ Trees shall have a minimum 2 inch caliper</li> </ul> </li> <li>• Additional requirements for landscaping located within the rights-of-way:             <ul style="list-style-type: none"> <li>○ Turf is prohibited</li> </ul> </li> </ul>
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11. **Design Guidelines:** The PUD sets forth an extensive list of design requirements for building architecture and design features. These standards and design features ensure that a high-quality development is provided on site. Standards for single-family building design include four sided architecture, separation of identical elevations or floorplans, reduction of garage dominance on the streetscape, varied front yard setbacks, limitation on the percentage of stucco, and recessed or pop-out windows. Standards for multifamily building design include architectural articulation, provision of weather protection at entrances and exits, consistent building design and character, screening of mechanical equipment, and complementary colors and materials.
12. **Amenities:** The PUD proposes amenities throughout open space areas including, but not limited to, ramadas, seating areas, picnic benches, and a playground. The PUD also proposes access to mountain preserves through a pedestrian network and a maximum of three access sites to the donated portion of the site. Additionally, a minimum of 5 percent of the developable area shall be dedicated open space, not inclusive of the donated portion of the site.
13. **Signage:** Signs within the PUD will comply with Section 705 of the Zoning Ordinance. Additionally, all permanent signs will be compatible with the design of other buildings regarding style, materials, textures, colors, and landscape elements. The site will also provide entry monument signs, which will include a minimum of 150 square feet of landscaping.

CITYWIDE STUDIES AND POLICIES

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as



infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposed PUD narrative includes standards for large tree plantings along street frontages, throughout landscape areas, pedestrian pathways, and public sidewalks. The landscaping standards in the PUD will provide significant shade for pedestrians and will help reduce the urban heat island effect within the development and in the greater Desert View area.

15. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed PUD sets forth standards that will improve the pedestrian environment, including detached sidewalks, tree shade cover, and shaded pedestrian amenity areas.

16. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Development Narrative states that an extensive pedestrian network of walking and bicycle paths will be available for resident use in order to create a sustainable and inviting community. The paths will connect residents to internal and external open space areas and will be a minimum of five feet to accommodate pedestrians and bicycle users.

17. **Housing Phoenix**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development will provide a maximum of 250 units, which will be a mix of single-family and multifamily units. These proposed units support the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030 and contributes to a variety of housing types that will address the supply shortage.

18. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the City's overall 2050

Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed use developments meeting certain criteria. The Development Narrative states that recycling collection areas will be identified on the site plan when the site plan is submitted for site plan review.

#### COMMUNITY INPUT SUMMARY

19. At the time the staff report was written, staff had not received any community correspondence regarding this request.

#### INTERDEPARTMENTAL COMMENTS

20. The Parks and Recreation Department provided comments pertaining to the conveyance of 120 acres to the City of Phoenix as a desert park and/or mountain preserve. Additionally, the 120 acre area shall have a maximum of three access sites. This is addressed in Stipulation Nos. 2 and 3.
21. The Street Transportation Department provided the following comments:
  - The developer is required to complete a Traffic Impact Study to the City for the development. Additionally, the development shall adhere to the dedications and improvements as stipulated in the Traffic Impact Study. This is addressed in Stipulation Nos. 4 and 5.
  - The development shall secure the necessary approvals and permits to construct a private roadway to service the development. Additionally, the developer shall dedicate the necessary easements for public ingress and egress, solid waste, emergency access, and utilities. This is addressed in Stipulation No. 6.
22. The Water Services Department commented that the closest water and sewer mains are within Jomax Road and Cave Creek Road and extensions will be required at the time of development. The Department stated that depending on the timing for the development, there may or may not be available sewer capacity to serve this project. The Department noted that capacity is a dynamic condition that can change over time due to a variety of factors and the City is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval.
23. The Floodplain Management Division of the Public Works Department has indicated that the parcel is located in a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). The division indicated that the lowest floor of all structures constructed in the SFHA

shall be a minimum of one foot above the Base Flood Elevation (BFE). The lowest adjacent grade to the structure must be a minimum of at or above the BFE. Additionally, no basements are allowed in residential structures located in a SFHA.

24. The Fire Department indicated that they do not anticipate any problems with the referenced case. Additionally, site and buildings shall comply with the Phoenix Fire Code. The current water supply is also unknown, but will be required to meet fire flow requirements.

#### OTHER

25. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 7 through 9.
26. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure regarding lot space and density.
27. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposed PUD will donate a minimum of 120 acres to the Parks and Recreation Department as an addition to the Phoenix Mountain Preserve and/or a desert park. The development includes standards to ensure appropriate transitions from the donated area to adjacent uses.
2. The proposal balances the need for additional housing, while retaining and preserving the desert landscape, as outlined in the North Land Use Plan and Sonoran Preserve Master Plan.

3. The proposal includes several development standards, such as increased tree caliper, edge conditions, and setbacks, and design guidelines that exceed conventional Zoning Ordinance standards.

### **Stipulations**

1. An updated Development Narrative for the Sendero Foothills PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated stamped November 29, 2021, as modified by the following stipulations:
  - a. Front Cover: Revise submittal date information on the cover page as follows:
    - 1st Submittal: August 8, 2019
    - 2nd Submittal: February 19, 2021
    - 3rd Submittal: August 16, 2021
    - 4th Submittal: November 2, 2021
    - Hearing Draft: November 29, 2021
    - City Council Adopted: TBD
  - b. Update the narrative to reflect a site acreage of 217.86 acres.
  - c. Page 10, Section D.1, Development Standards: Add the following under the second paragraph:
    - Maximum dwelling units for the overall PUD area: 250
    - Development will be restricted to slopes of 20% or less
  - d. Page 15, Section D.2.iv: Increase live coverage to 75% to be consistent with the live coverage standards for single-family and multifamily development.
  - e. Page 17, Section E.2, Site Design: Add the following language, “j. Walkways and trails shall be wide enough, five-foot minimum, to accommodate both pedestrians and bicycle users.”
2. Prior to the issuance of Final Site Plan approval, the landowner shall convey 120 acres (or an area mutually agreed by the city and the owner) of hillside land selected by the City of Phoenix and located in the area as depicted as Tract A of the final plat, to the City of Phoenix for use as a City of Phoenix desert park and/or mountain preserve.

3. The landowner shall work with the City of Phoenix Parks and Recreation Department to determine a maximum of three access sites to the desert park or mountain preserve area prior to issuance of Final Site Plan approval. Access sites shall be located in mutually agreed upon locations by the City of Phoenix and the landowner and must be identified and delineated on the Final Site Plan.
4. The developer is required to complete a Traffic Impact Study. Preliminary site plan approval shall not be granted until the study has been approved by the Street Transportation Department.
5. The development shall adhere to the dedications and infrastructure improvements as stipulated in the approved Traffic Impact Study.
6. The developer shall provide the Planning and Development Department with proof of legal access between the development and a public right-of-way prior to final plat approval. This private access shall be sufficient to service a subdivision in accordance to the Subdivision Code in Chapter 32 of the City Code, as approved by the Planning and Development Department.
7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Julianna Pierre

December 6, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Zoning sketch map

Aerial sketch map



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December 6, 2021  
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[Sendero Foothills PUD](#) date stamped November 29, 2021